



STANDARD 40 : EXTERIOR ROLL- UP SHADES (SUN SCREENS)

ADOPTED MAY 2007, RESOLUTION 03-07-48

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

REVISED APRIL 2015, RESOLUTION 03-15-15

REVISED JUNE 2019, RESOLUTION 03-19-64

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 APPLICATION

- 2.1 Installation of qualified off-the-shelf shades (sun screens) by a professional is strongly encouraged for the safety of the Member and the quality of the installation. Installation of custom ordered shades must be done by a professional.
- 2.2 All shades (sun screens) shall be made of a solar screen fabric (Textilene, or equivalent) that blocks 80% of the sun's rays, and be of a roll-up design.
- 2.3 Shades (sun screens) shall be Desert Sand, or equivalent, in color.
- 2.4 Guide wires or clips are permissible but they cannot be attached to balcony decks. Guide wires, if used, must be installed so that they do not create tripping hazards.
- 2.5 Powered shades (sun screens) and timers are permitted.
- 2.6 Electrical wiring must be installed in electrical conduit, and wiring run lengths should be minimized. Junction boxes and conduit must be painted to conform to the approved paint color for the building. Electrical work must be performed by a California licensed contractor.
- 2.7 Track mounted, or side channel, shades (sun screens) are not permitted.
- 2.8 Shades (sun screens) shall be hung only in a vertical position.



- 2.9 No shade (sun screen) shall be installed that is outside of the footprint of a patio or balcony.
- 2.10 If the patio or balcony has a wall or railing, then the shades (sun screens) must hang inside the perimeter of the wall or railing.
- 2.11 Shades (sun screens) must be hung parallel to the wall or railing.
- 2.12 No shades (sun screens) shall be allowed that encroach upon a neighbor's view.
- 2.13 Metal housings that enclose the raised shade (sun screen) and roller mechanism are permissible.
- 2.14 Any wood ledgers added to the manor during the installation must match the color of the surface to which they are attached, per the Mutual's exterior paint program.
- 2.15 Fasteners shall be properly sealed to prevent moisture intrusion.
- 2.16 Balcony floors may not be penetrated.
- 2.17 Shades (sun screens) must be removed, or replaced, at the Mutual Member's expense, when the shades become discolored, damaged or otherwise fall into disrepair.